



10 Orchard Mead, Woodshaw, Royal Wootton Bassett, SN4 8NH



- 3 Bedroom Detached
- Open-Plan Kitchen/Diner
- Integrated Appliances
- Dual Aspect Lounge
- Cloakroom
- En-Suite
- South Facing Rear Garden
- Garage
- No Onward Chain
- Viewing Recommended

10 Orchard Mead, Woodshaw, Royal Wootton Bassett, SN4 8NH

£285,000

A very well presented and modernised 3 bedroom detached house that has been greatly improved by the current vendors and is available with 'No Onward Chain'. Originally constructed in the mid 1980's, this particular family home provides an entrance hall and cloakroom, an open-plan refitted Kitchen/Diner with integrated appliances and breakfast bar, a dual aspect lounge whilst to the first floor are three good bedrooms, modern family bathroom and an en-suite shower room to the master. Outside is a maintenance free frontage with a double length driveway leading to the detached garage and side gated access to the South facing rear garden which has been neatly landscaped and is fully enclosed. Further attributes include uPVC double glazing, gas central heating via a Worcester Bosch condensing boiler. Priced for a quick sale, early viewing is highly recommended.

Call Alan Hawkins Property Sales on 01793 840222.

Front Door

Partially glazed front entrance door gives access to;

Entrance Hall

Skimmed coved ceiling with pendent light. Single radiator. uPVC double glazed window to the front elevation. Wall mounted thermostat control. Polished ceramic tile flooring. Panelled door to;

Cloakroom

Skimmed ceiling. Pendent light. Close coupled WC. Wash hand basin on a oak work surface with built in storage under. Single radiator. uPVC obscure double glazed window to the front elevation. Tile surround. Panelled door to;

Dual Aspect Lounge

16'3 x 10'1 (4.95m x 3.07m)

Skimmed coved ceiling. Ceiling light. Three wall up-lighters. uPVC double glazed windows to the front elevation. uPVC sliding doors to the rear. Fitted carpet. Gas flame fire standing on a granite hearth, granite backing and contrasting granite fire surround. Television point. Sky coax lead (subject to contract). Double radiator. From the hall panelled door to;

Kitchen/ Diner

16'2 x 15'1 max (4.93m x 4.60m max)

Skimmed ceiling. Four way track spotlight. Pendent light. Range of cream front kitchen units under quartz work surfaces with stainless steel sink with an engraved drainer to side. Four ring 'Halogen' hob. Peninsular breakfast bar. Base units comprise of three

single, one corner cupboard. One drawer unit. one pan drawer unit. Integrated dishwasher. Extractor hood over. Wall units comprise two single units and a further unit housing a 'Worcester Bosh' boiler supplying the domestic hot water and central heating. Fitted wall unit with an integrated 'Caple' double oven. Integrated matching 'Caple' microwave oven. Integrated upright fridge and freezer. Further work surfaces with two single cupboards under and one pan drawer unit with shelving over. Under pelmet LED lighting. Double radiator. Polished ceramic tiled flooring. uPVC double glazed window to the front elevation. uPVC double glazed window to the rear elevation. Opaque glazed uPVC door to the rear garden.

First Floor Landing

Carpeted staircase. uPVC double glazed window to the rear. Fitted carpet. Single radiator. Drop down loft hatch to loft storage space. Panel door to airing cupboard housing a lagged hot water cylinder with shower pump and timer controls for the domestic hot water and central heating.

Panelled door to;

Master Bedroom

12'5 x 10'2 (3.78m x 3.10m)

Skimmed ceiling. Pendent light. uPVC double glazed window to the rear elevation. Double radiator. Fitted carpet. Panelled door to;

En-Suite

Skimmed & coved ceiling. Extractor fan. Two LED downlighters. uPVC double glazed window to the front elevation. Single radiator. Close coupled WC with 'Saniflo' system. Wash hand basin. Corner mounted shower cubicle with a 'Triton' electric shower. Venetian plastered flooring and wall covering. Panelled door to;

Bedroom Two

8'6 x 7'10 (2.59m x 2.39m)

Skimmed coved ceiling. Pendent light. Fitted carpet. Single radiator. uPVC double glazed window to the rear elevation with distant broken views.

Bedroom Three

8'6 x 8' (2.59m x 2.44m)

Skimmed coved ceiling. Pendent light. uPVC double glazed window to the front elevation. Single radiator. Fitted carpet. Panel door to;

Family Bathroom

Skimmed ceiling. Extractor fan. Five recess LED down lights. uPVC obscure double glazed window to the front elevation. Three piece modern suite comprising a panelled 'P' shaped shower-bath with a glass shower screen. Electric 'Triton' shower over. Pedestal wash hand basin. Venetian plastered flooring and wall covering Close coupled WC. Chrome heated towel rail.

Front

Low maintenance front garden. Outside cold water tap. Tarmac double length drive way leading to detached single garage with up and over door. East storage over. Power and lighting. Gated side access to the rear garden.

Rear

South aspect sun patio laid to lawn. Garden enclosed by brick walling and close board fencing. Split level garden with railway sleepers. Garden laid to lawn. Well stocked flower borders surround. Outside lighting. Personal door to the garage.

Garage

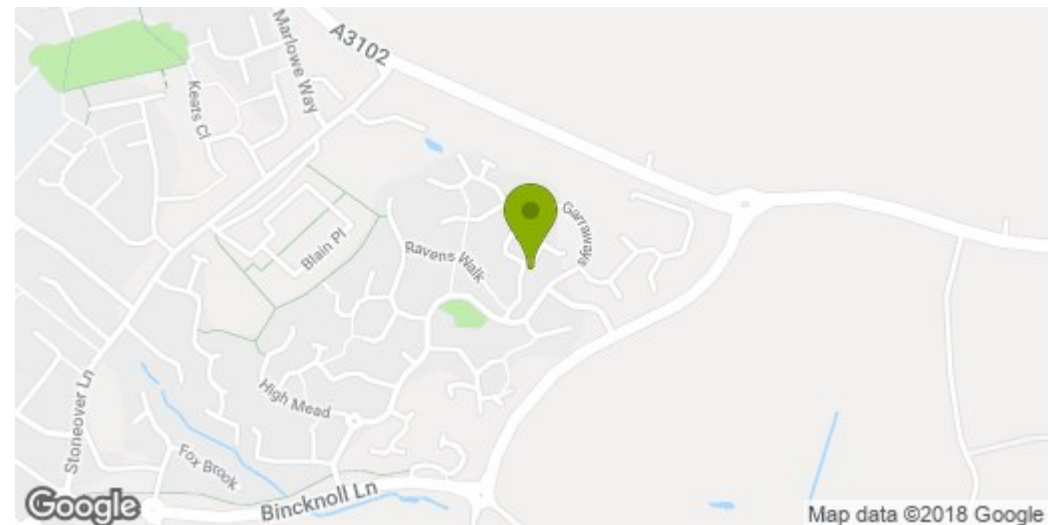
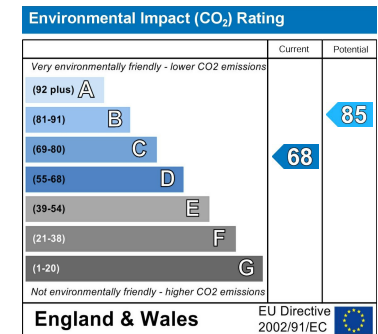
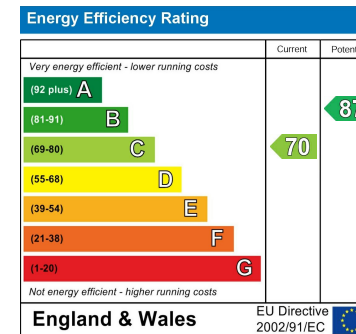
Up & Over Door, Personal Door to side. Power and Lighting.

Council Tax - Wiltshire Council

For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

Viewings

Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222







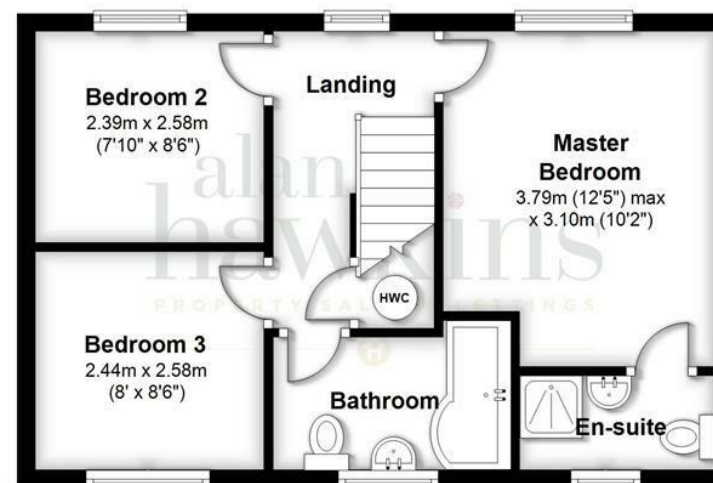
Ground Floor

Approx. 40.2 sq. metres (432.4 sq. feet)



First Floor

Approx. 38.0 sq. metres (408.9 sq. feet)



Total area: approx. 78.2 sq. metres (841.3 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted.

Plan produced using PlanUp.

Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus, equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.



Visit us
alanhawkins.co.uk

Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk

Telephone SALES: 01793 840222 or LETTINGS 01793 855222

26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA



Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not viewed any apartments, equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the